



TOWN OF KNIGHTDALE
Planning and Engineering Committee
MINUTES
Monday, February 8, 2010
950 Steeple Square Court
Knightdale, NC 27545

I. CALL TO ORDER - Welcome by Councilor Terry Gleason @ 6:01 p.m.

Present: Councilor Gleason, Councilor Poirier, George Hess, Brett Zick

Staff: Seth Lawless, Fred Boone Boone, Chris Hills Hills, Jennifer Currin

II. APPROVAL OF MINUTES by consensus

III. OLD BUSINESS

A. Updates

1. ARRA Stimulus Projects.

Landscape Project-The landscaping project was awarded last Thursday. The pre-construction meeting will be scheduled within the next couple of weeks assuming all of the necessary paperwork is received and the notice to proceed will be issued at pre-construction meeting. The planting should occur at the desired time. The project was awarded at \$113,650 The Town will have to maintain everything that is planted. The planting beds will be mulched and mulched discs will be provided around the trees. Seasonal bush hogging would occur. The project had to be bid twice. The first time the plan and spacing requirements were provided and staff received comments that the prices would be more competitive if plant counts were provided. After receiving the first bids, comments were that the plant counts were low; therefore, the spacing will be a little larger. When the project was bid out the second time, the plant counts were provided to the bidders. We had the same bid pool as before. Staff observed that the plant counts brought costs down significantly.

Crosswalk Project-This project was a lump sum bid and one bid received; DOT required that the contingency and admin costs be removed, which brought the base cost to \$22k and estimate received was \$35k; however, DOT refused to award the monies since the base cost was much lower than the bid received.

There are a couple of options to the Town if the Town would like to pursue this crosswalk project further:

1. The Town could fully fund it or
2. A 20% match from Town with 80% funding from DOT; the Town may want to hold off on this option since CAMPO has stated there may be a 2nd round of stimulus funding in which case staff would resubmit the crosswalk project resubmitted.

Fred Boone informed the P&E Committee that he spoke to 7 bidders, 4 of which were interested in the project, but ultimately only 1 submitted. The bid opening was on Dec. 17th and staff didn't know the project wouldn't happen because of DOT's ruling on the cost until after the New Year. Members of the P&E Committee inquired as to why more companies didn't bid on the project and Fred Boone responded that he has heard from DOT that for small projects people aren't interested in dealing with the headaches associated with the ARRA funds.

2. Stormwater Utility System

Fred Boone stated that he wanted to bring this back before the P&E Committee to begin building support for the stormwater utility system. This would fund the NPDES Phase II program, which would allow for staff to do something active within the community and could help staff complete stormwater planning on a community-wide basis. Staff's #1 goal is to fund the NPDES Phase II program. Fred Boone provided a couple of different ratios for collecting fees from residents.

What is P&E's feeling for beginning stormwater utility system to fund NPDES Phase II? This will be an issue discussed at the Council retreat.

Fred Boone indicated that the minimum would be to fund the Phase II program. He also indicated that the Town needs to begin stormwater mapping, which would aid in developing an inspection tracking program.

It was mentioned that this fee is sometimes seen as the "rain tax" and could be controversial. Another option other municipalities have proceeded with is to take monies out of the general fund.

A "rain tax" could potentially encourage commercial stormwater retrofitting when a property owner considers 4-5 yrs. of paying into utility versus retrofitting and providing stormwater management on-site.

The P&E Committee inquired how much would have to come from the general fund to fund the Phase II program and mapping. It was stated that it would cost a minimum of \$10,000 to fund the Phase II program for general administration and then \$40,000-50,000 to fund the mapping.

B. Water Allocation Policy Amendment for Public Water Irrigation.

Fred Boone and Chris Hills brought a draft of recommended changes to the Water Allocation Policy before the P&E Committee and the following items are the major items and comments/questions that were received:

1. Pg. 6:

- Change minimum threshold from 45 to 50 points and break points into 4 categories
- Large employment centers and community based items get "pass" so to speak
- Would like to add that bonus points come from multiple sections

- Housing Services for the elderly and below goes from 45 to 41-likely to need 2 categories to qualify

Comments/Questions:

- Why is public safety exempt? The Town should set an example; this is probably as arbitrary as exempting large employment centers

2. Pg. 24:

- Break into categories, but staff hasn't determined what would draw the highest points; however, highest points would be determined based upon what the community needs most versus costs

General Comments/Questions related to proposed WAP amendments:

Staff requested direction from the P&E Committee to make sure that the proposed WAP amendments were on the right track and if it should be broken into categories. The P&E Committee agreed that amendments were needed and that Staff appeared to be going in the correct direction.

Staff indicated that they looked through a couple of projects superficially this afternoon to see what they would have to do in addition to meet the proposed WAP, but no thorough analysis had been completed. The P&E Committee members requested that staff please analyze a few projects, such as the Duke MOB, First Citizens, etc., to see how they would meet the current WAP proposal.

The P&E Committee also had concerns that certain bonus items had bonus points assigned to them that were not appropriate and exceeded their value to the Town. One example given was why the Town would want to give 3 points for roadway signage and markings. If it is a traffic or life safety issue, the Town shouldn't wait for someone to make these improvements and a developer shouldn't get 3 points to do it. A developer should not be able to receive bonus points for installing regulatory signage. Staff indicated that they will reexamine some of the point values to make sure that the associated points are appropriate for bonus item.

Chris Hills and Fred Boone will spend this week evaluating point totals and will distribute a revised document to P&E for comments so that a discussion can occur at the March 8, 2010 P&E meeting. Also, the current commercial/residential breakdown needs to be updated in the WAP.

IV. NEW BUSINESS

A. Talis Property Management (Planters Walk Subdivision) Request

Street tree relocation on Lynnwood:

The P&E Committee agrees with tree locations specified in letter that are in conflict with lights, regulatory signs, etc. and that should be removed. Mr. Zick mentioned that Carrington Woods looking for trees and if these trees are removed, Carrington Woods would be a nice location to replant them.

Traffic divider @ Hinton Oaks:

Currently planted and in public ROW, prefer grass (ex. Loriope) over concrete, pavers similar to Legacy Oaks may cause people to hop divider

B. Sandwich Board Signage Policy (UDO section 12.9.G)

Staff described historic background (Mike Frangos allowed up to 1 sandwich board sign for any tenant no matter where they were located, but this is not what our UDO allows); The P&E Committee agree to enforce the UDO requirements and to do a quick educational session

C. Potential ZTA to address Temporary Off-Site Commercial Signs.

No discussion on this item due to a time limitation.

V. OTHER BUSINESS

Chris Hills extended the Town's thanks to Brett Zick and George Hess for their service to the Town and the Planning and Engineering Committee.

VI. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Planning Briefs

The Land Use Review Board will meet on Monday, February 8 at 7:00 p.m. in the Knightdale Town Council Chambers.

The Planning Department will host a Public Information Session for the Comprehensive Land Use Plan Update on Monday, February 8 from 2:00 p.m. until 7:00 p.m. in the Town Hall Lobby.

The Town Council will be considering two Utility Allocation Agreement (UAA) at its' February 17, 2010 meeting. The first is for a 87,000 square foot Army Reserve Training Center facility to be located on Hinton Oaks Blvd. The facility will include an outdoor vehicle storage area. The second UAA is for an 80 unit apartment complex called Mingo Village. It will be located at the intersection of Hodge Rd. and Mingo Bluff Blvd.

The Final Plat for Phase IA of the Poplar Creek Village Subdivision was approved and recorded in January. Building permits have been submitted and home construction is set to begin this month within the subdivision.


Attest


Committee Chairman